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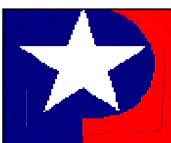
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0009.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,725,700 / 1,725,700
USE VALUE: 1,725,700 / 1,725,700
ASSESSED: 1,725,700 / 1,725,700
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		ROBIN HOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TULI JAY & BINDI / TRUSTEES	
Owner 2: JAY TULI FAMILY TRUST	
Owner 3: BINDI TULI FAMILY TRUST	

Street 1: 48 ROBIN HOOD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: TULI JAY & BINDI -	
Owner 2: -	
Street 1: 48 ROBIN HOOD RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Clapboard Exterior and 3829 Square Feet, with 1 Unit, 3 Baths, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500	Sq. Ft.	Site		0	70.	1.29	4				View	50					677,250						677,300	

IN PROCESS APPRAISAL SUMMARY

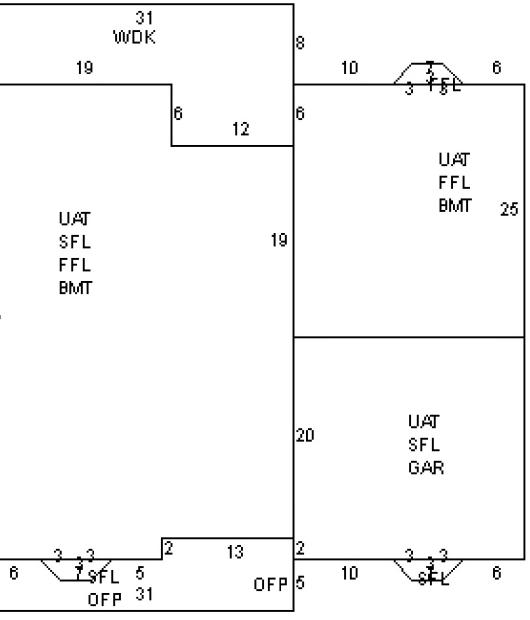
IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code								47309				GIS Ref	
101								GIS Ref				GIS Ref	
7500.000								Entered Lot Size				Insp Date	
1,045,000								06/20/18				06/20/18	
3,400								Land Unit Type:				Land Unit Type:	
677,300								Land Unit Type:				Land Unit Type:	
1,725,700								Land Unit Type:				Land Unit Type:	

PREVIOUS ASSESSMENT								Parcel ID				PAT ACCT.			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date					
2022	101	FV	1,045,000	3400	7,500.	677,300	1,725,700		Year end	12/23/2021					
2021	101	FV	1,014,000	3400	7,500.	677,300	1,694,700		Year End Roll	12/10/2020					
2020	101	FV	1,014,000	3400	7,500.	677,300	1,694,700	1,694,700	Year End Roll	12/18/2019					
2019	101	FV	699,800	3400	7,500.	677,300	1,380,500	1,380,500	Year End Roll	1/3/2019					
2018	101	FV	391,800	3400	7,500.	580,500	975,700	975,700	Year End Roll	12/20/2017					
2017	101	FV	391,800	3400	7,500.	541,800	937,000	937,000	Year End Roll	1/3/2017					
2016	101	FV	391,800	3400	7,500.	464,400	859,600	859,600	Year End	1/4/2016					
2015	101	FV	376,400	3400	7,500.	416,000	795,800	795,800	Year End Roll	12/11/2014					

SALES INFORMATION								TAX DISTRICT				ACTIVITY INFORMATION			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				Notes	
TULI JAY & BINDI	71836-560	1	11/2/2018	Convenience		10	No	No							
RINES MARJORIE	63608-483		5/14/2014	Mult Lots		1,088,000	No	No	G						
	15262-543		10/1/1983			230,000	No	No							

BUILDING PERMITS								ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
11/3/2017	1472	New Buil	650,000	C					6/4/2019	Permit Visit	DGM	D Mann	
10/23/2017	1403	Foundati	20,000	C					6/20/2018	Meas/Inspect	DGM	D Mann	
10/19/2017	1390	Demoliti	25,000	C					6/20/2018	Permit Visit	DGM	D Mann	
5/21/2014	480	Inter Fi	21,000						6/18/2014	Info Fm Prmt	PC	PHIL C	
									4/29/2009	Measured	189	PATRIOT	
									10/20/1999	Meas/Inspect	263	PATRIOT	
									7/29/1993	RV			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 3	Rating: Average	OF-SHOWER STALL IN BMT POOR SCUTTLE HOLE.													
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Average														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average														
Prime Wall: 2 - Clapboard				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1													
Color: GREY				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: B+ - Good (+)				CONDOS INFORMATION															
Year Blt: 2018		Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G20		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV - Average	1.0 %	Exterior:				No Unit RMS BRS FL									
Prim Int Wal 2 - Plaster				Functional:	%	Interior:				1 7 3									
Sec Int Wall: %				Economic:	%	Additions:													
Partition: T - Typical				Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood				Override:	%	Baths:													
Sec Floors: %				Total:	1 %	Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 130.00				Heating:											
Bsmnt Gar:				Size Adj.: 0.92422301				General:											
Electric: 3 - Typical				Const Adj.: 0.99989998				Totals											
Insulation: 2 - Typical				Adj \$ / SQ: 120.137															
Int vs Ext: S				Other Features: 146342															
Heat Fuel: 2 - Gas				Grade Factor: 1.46															
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 1055592															
% Com Wal	% Sprinkled			Depreciation: 10556															
Depreciated Total: 1045036								WtAv\$/SQ: 1.00				Juris. Factor: 1.00				Before Depr: 175.40			
								Final Total: 1045000				Special Features: 0				Val/Su Net: 141.60			
																Val/Su SzAd 272.92			
MOBILE HOME				Make:				Model:				Serial #:				Year:			
																Color:			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 075.0-0002-0009.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	12X18	A	AV	1920	26.57	T	40	101			3,400		3,400		
More: N				Total Yard Items:				3,400				Total Special Features:							
																Total: 3,400			
SKETCH																			
																			
SUB AREA																			
SUB AREA DETAIL																			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
FFL	First Floor	1,944	120.140	233,546															
BMT	Basement	1,934	36.040	69,703															
SFL	Second Floor	1,885	120.140	226,458															
UAT	Upper Attic	610	48.050	29,313															
GAR	Garage	506	19.940	10,089															
WDK	Deck	320	9.120	2,920															
OFF	Open Porch	181	25.610	4,636															
Net Sketched Area: 7,380				Total:															
Size Ad	3829	Gross Area	27032	FinArea	3829														
IMAGE																			
																			
AssessPro Patriot Properties, Inc																			